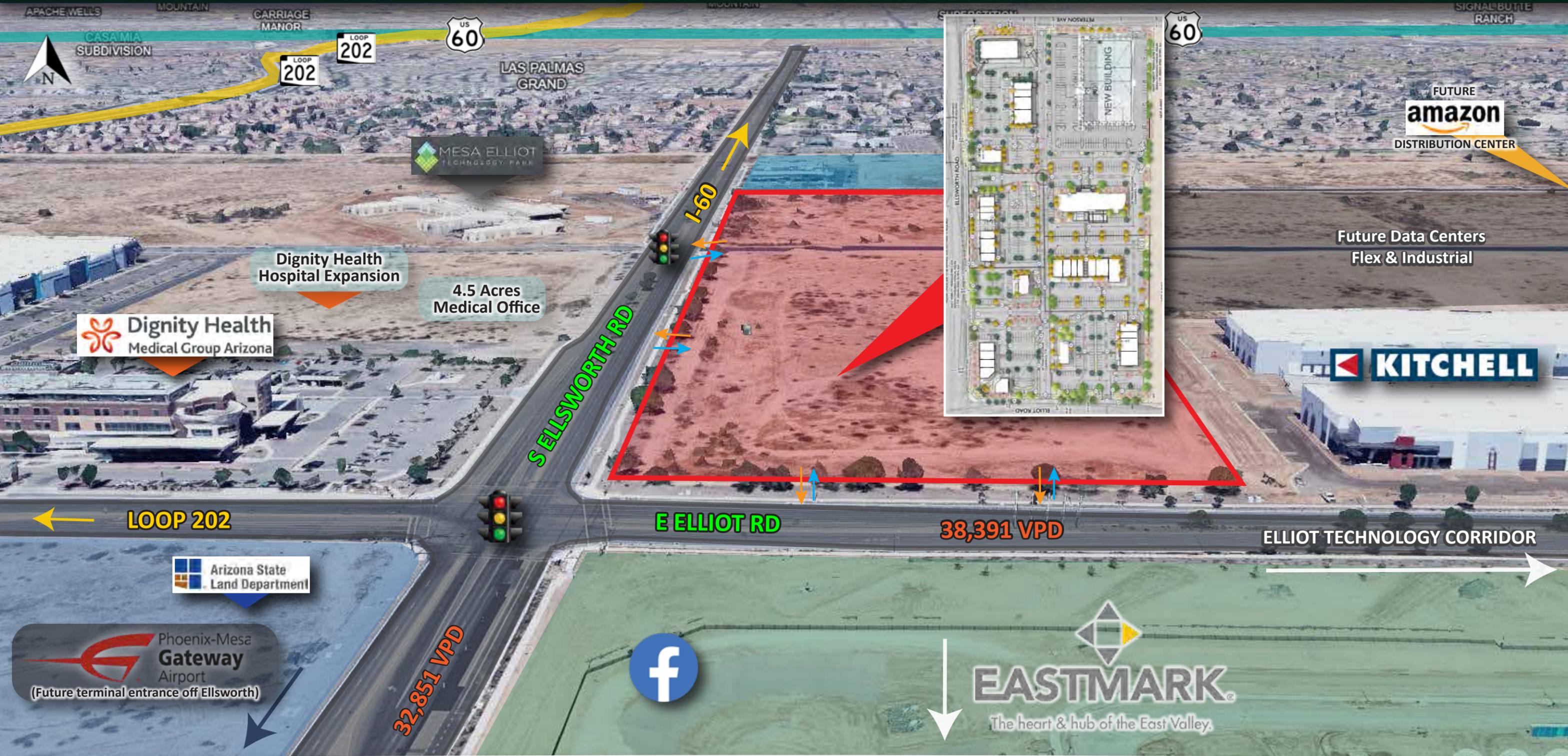


EAST GATE PLAZA

± 17 ACRES | MIXED-USE DEVELOPMENT | NEC ELLSWORTH ROAD AND ELLIOT ROAD | MESA, ARIZONA



DIVERSIFIED PARTNERS
 Nationwide Real Estate Services

7339 E. McDonald Drive
 Scottsdale, AZ 85250
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East Gate Plaza | SITE PLAN

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DEMOGRAPHICS 2025

Source: SitesUSA

ESTIMATED POPULATION

89,195	215,668	423,923
3 MI	5 MI	7 MI

ESTIMATED POPULATION (2030)

95,151	227,587	444,649
3 MI	5 MI	7 MI

AVERAGE HH INCOME

\$137,789	\$121,003	\$123,839
3 MI	5 MI	7 MI

AVERAGE HH INCOME (2030)

\$138,267	\$120,856	\$122,604
3 MI	5 MI	7 MI

DAYTIME POPULATION

34,015	99,928	203,312
3 MI	5 MI	7 MI

TRAFFIC COUNTS

Source: CoStar & SitesUSA

ELLIOT ROAD	38,391 VPD
ELLSWORTH ROAD	32,851 VPD
SAN TAN 202	103,309 VPD



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East Gate Plaza | RENDERING

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 **Dignity Health**
Medical Group Arizona

East Gate Plaza | CONCEPTUAL RENDERING

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± 2,643 SF Restaurant
with a 500 SF Patio

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East Gate Plaza | BUILDING PROGRESS

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East Gate Plaza | CONCEPTUAL ELEVATIONS

± 17 ACRES | MIXED-USE DEVELOPMENT | NEC ELLSWORTH ROAD AND ELLIOT ROAD | MESA, ARIZONA



① PAD 2B- East Elevation
1/8" = 1'-0"



① PAD 6 FRONTAGE VIEW



① PAD 6 EAST ELEVATION
1/8" = 1'-0"



② PAD 6 SOUTH ELEVATION
1/8" = 1'-0"

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FEATURES

- ± 17 Acre Mixed-Use Development on Elliot Tech Corridor (Apple, Google, Edgecore, Niagara Bottling, Dignity Health)
- Adjacent to Eastmark, #1 Master Planned Community in the State of Arizona, 15,000 homes at completion
- Accessible to 3 Major Freeways: Loop 202, S.R. 24 and US 60
- Directly north of Phoenix-Mesa Gateway Airport, hub to over 1,500,000 travelers annually
- 1 mile north of Future 308-acre Legacy Sports Park, largest privately owned, multi-sport facility in the U.S.; opened January 2022
- Ellsworth Road - "Highest traffic volumes in the City of Mesa", Mayor John Giles
City of Mesa Population: 511,000

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ARIZONA 24 Giving access to traffic moving to and from Southeastern suburbs

ASU ARIZONA STATE UNIVERSITY POLYTECHNIC CAMPUS
PhxMesa Gateway Airport
2 MI Southwest

6,500 homes platted or sold by 3/2019.
15,000 houses planned for completion.
Rated #1 master-planned community in AZ

